

MINUTES

City of Franklin Plan Commission Meeting

July 14, 2005

Approved July 28, 2005

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Plan Commission of July 14, 2005, to order at 7:02 p.m., in the Council Chamber of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Bennett, Hanneman, Ritter and Ziegenhagen. Commissioner Haley arrived at 7:04 p.m. Also present were Planner Booth, Planner Mentkowski, Planning Secretary Wilson and City Attorney Wesolowski.

MINUTES

Thursday, June 9, 2005

- II. A. Commissioner Ritter moved and Commissioner Bennett seconded to approve the minutes of the regular meeting of the Plan Commission for Thursday, June 9, 2005, as corrected. Upon voice vote, all voted 'aye'. Motion carried.

Thursday, June 21, 2005

- B. Commissioner Ziegenhagen moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Plan Commission for Thursday, June 21, 2005, as corrected. Commissioners Bennett and Hanneman abstained. Alderman Skowronski and Commissioners Ziegenhagen, Ritter & Haley voted "aye." Motion carried.

Thursday, June 23, 2005

- C. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to approve the minutes of the regular meeting of the Plan Commission for Thursday, June 23, 2005, as corrected. Alderman Skowronski and Commissioner Bennett abstained. Upon a roll call vote, Commissioners Ziegenhagen, Ritter, Haley & Hanneman voted "aye." Motion carried.

PUBLIC HEARINGS

Bradley Building Corporation, to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District, located at Approximately 8011 South 76th Street, NE 1/4 of Section 18 (Tax Key Number 799- 998-0001)

Bradley Building Corporation, Special Use to build three 2-unit condominiums, to be known as Tuckaway Grove, in an R-8 Multiple-Family Residence District, located at approximately 8011 South 76th Street, NE 1/4 of Section 18 (Tax Key Number 799- 998-0001)

Zoe Wesolowski, A Text Amendment to amend the Unified Development Ordinance text at Table 15-3.0603 to list and therefore allow Two-Family Attached Dwellings as a Special Use in the VB Village Business District

III.

- A. Mr. Wilson read the Public Hearing Notice into the record.

The Mayor called the Public Hearing to order at 7:16 p.m. The applicant, Brad Rozanski & Alderman Olson spoke to the project. Five citizens spoke against the project. No one else coming forward, the public hearing was closed at 7:24 p.m.

- B. Mr. Wilson read the Public Hearing Notice into the record.

The Mayor called the Public Hearing to order at 7:16 p.m. The applicant, Brad Rozanski & Alderman Olson spoke to the project. Five citizens spoke against the project. No one else coming forward, the public hearing was closed at 7:24 p.m.

- C. Mr. Wilson read the Public Hearing Notice into the record.

The Mayor called the Public Hearing to order at 8:00 p.m. No one coming forward, the public hearing was closed at 8:00 p.m.

Mary Remington, Amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance from R-3 Suburban/Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District. located at approximately 10635 West Church Street, SW 1/4 of Section 08 (795-9995-005)

David A. Ulrich, a Text Amendment to Division 15-3.0700 Section 15-3.0702 to allow "In-Law/Family Units" as a Special Use in the R-1 Countryside/ Estate Single-Family Residence District, R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District and R-3E Suburban/Estate Single-Family Residence District

BUSINESS

Bradley Building Corporation, amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District, located at Approximately 8011 South 76th Street, NE 1/4 of Section 18 (Tax Key Number 799- 998-0001)

Bradley Building Corporation, Special Use to build three 2-unit condominiums, to be known as Tuckaway Grove, in an R-8 Multiple-Family Residence District, located at Approximately 8011 South 76th Street, NE 1/4 of Section 18 (Tax Key Number 799- 998-0001)

Bradley Building Corporation, Condominium Plat for Tuckaway Grove, located at approximately 8011 South 76th Street, NE 1/4 of Section 18 (Tax Key Number 799- 998-0001), R-8 Multiple-Family Residence District

Zoe Wesolowski, A Text Amendment to amend the Unified Development Ordinance text at Table 15-3.0603 to list and therefore allow Two-Family Attached Dwellings as a Special Use in the VB Village Business District

D. Mr. Wilson read the Public Hearing Notice into the record.

The Mayor called the Public Hearing to order at 8:13 p.m. The applicant, Mary Remington, requested a letter be read into the minutes (attached). Alderman Olson spoke to the project. No one else coming forward, the public hearing was closed at 8:14 p.m.

E. Mr. Wilson read the Public Hearing Notice into the record.

The Mayor called the Public Hearing to order at 8:27 p.m. David Ulrich and Karl Holterman spoke to the project. No one else coming forward, the public hearing was closed at 8:44 p.m.

IV.

A. Alderman Skowronski moved and Commissioner Ziegenhagen seconded to recommend the Common Council not amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District because of its lack of compliance with the Comprehensive Master Plan. Upon a roll call, Alderman Skowronski and Commissioners Ziegenhagen, Bennett, Haley & Hanneman voted "aye." Commissioner Ritter voted "no." Motion carried 5 – 1.

B. Alderman Skowronski moved and Commissioner Ziegenhagen seconded to recommend the Common Council not approve a Special Use Permit because of its lack of compliance with the existing zoning on the property. Upon voice vote, all voted 'aye'. Motion carried.

C. Alderman Skowronski moved and Commissioner Hanneman seconded to recommend the Common Council not approve a Condominium Plat for Tuckaway Grove Condominiums as it does not comply with the existing zoning. Upon voice vote, all voted 'aye'. Motion carried.

D. Commissioner Ritter moved and Commissioner Hanneman seconded to refer the matter to staff until a neighborhood meeting is held on the topic. Upon voice vote, all voted 'aye'. Motion carried.

The Mayor recessed the meeting at 8:53 p.m. He recalled the meeting to order at 9:03 p.m.

David A. Ulrich, A Text Amendment To Division 15-3.0700 Section 15-3.0702 to allow "In-Law/Family Units" as a Special Use in the R-1 Countryside/Estate Single-Family Residence District, R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District and R-3E Suburban/Estate Single-Family Residence District

Anthony Glapa, Special Exception, to allow the applicant to replace an existing fence in the rear yard, located at approximately 10270 Scepter Court, SW 1/4 of Section 08 (Tax Key Number 795-0083-000), zoned R-3 Suburban/Estate Single-Family Residence District.

River Highlands Development LLC, A Conservation Easement for a Residential Subdivision known as River Highlands, located at approximately South 51st Street and West Drexel Avenue, NW 1/4 of Section 14, zoned R-6 Suburban Single-Family Residence District

River Highlands Development LLC, Declaration of Covenants, Conditions and Restrictions for a Residential Subdivision known as River Highlands, located at approximately South 51st Street and West Drexel Avenue, NW 1/4 of Section 14, zoned R-6 Suburban Single-Family Residence District

MLG RE 2002, Replatting the Final Plat for Yorkshire Grove, located approximately south of West Puetz Road between South 27th and 35th Streets

American Design & Build Inc., Concept Review for a 4-unit condominium project at approximately 4700 West Ryan Road, zoned R-3 Suburban/Estate Single-Family Residence District.

- E. Commissioner Ritter moved and Commissioner Bennett seconded to recommend to the Common Council not to adopt a Text Amendment to Division 15-3.0700 Section 15-3.0702 to allow "In-Law/Family Units" as a Special Use in the R-1 Country-side/Estate Single-Family Residence District, R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District and R-3E Suburban/ Estate Single-Family Residence District. Upon voice vote, all voted 'aye'. Motion carried.
- F. Commissioner Bennett moved and Alderman Skowronski seconded to refer this matter to staff to determine if the Unified Development Ordinance has been changed in the past to allow fences in rear yards of double-frontage lots. If there is no existing ordinance, the Plan Commission directed staff to write a draft ordinance to allow fences in double-frontage lots. Upon voice vote, all voted 'aye'. Motion carried.
- G. Commissioner Bennett moved and Alderman Skowronski seconded to recommend to the Common Council the Conservation Easement for River Highlands Residential Subdivision, subject to corrections noted by staff. Upon voice vote, all voted 'aye'. Motion carried.
- H. Commissioner Hanneman moved and Alderman Skowronski seconded to recommend the Declaration of Covenants, Conditions and Restrictions to the Common Council for approval. After discussion both Commissioner Hanneman and Alderman Skowronski agreed to rescind their motion. Commissioner Ziegenhagen moved and Commissioner Bennett seconded to table the Declaration of Covenants, Conditions and Restrictions to the next Plan Commission meeting of July 28, 2005. Upon voice vote, all voted 'aye'. Motion carried.
- I. Commissioner Bennett moved and Commissioner Ritter seconded to approve a replat of the Final Plat that was adopted May 18, 2004, for Yorkshire Grove Residential Subdivision. Upon voice vote, all voted 'aye'. Motion carried.
- J. No action needed; none taken.
Comments for Applicant:
 - 1. Move access to west side of property & flipping the building
 - 2. Needs a lot of buffering from residential areas
 - 3. Concerns with traffic flow at South 51st and West Ryan road (expansion to six lanes in the near future will help)
 - 4. Consider shared docking with lots of screening

BJKJ Enterprises LLC, Concept Review for oil change and car care facility, to be known as Wisconsin Car Care, located at approximately 10900 West Speedway Drive, NW 1/4 of Section 05, zoned M-1 Limited Industrial District.

James Minelli, Concept Review for a Car care facility, to be known as Franklin Automotive, located at approximately 11230 & 11240 West Forest Home Avenue, SE 1/4 of Section 06, zoned B-2 General Business District.

The Furniture Source, Temporary Use for tent sale in the parking lot, located at approximately 6865 South 27th Street, zoned B-2 General Business District.

Prairie Grass Preserve LLC, Monument Sign, located at Approximately South 92nd Street & West St. Martins Road, zoned R-3 Suburban/Estate Single-Family Residence District & R-7 Two-Family Residence District, FW & C-1 Conservancy

Bradley Building Corporation, Conservation easements for Tuckaway Grove Condominiums, located at approximately 8011 South 76th Street, NE 1/4 of Section 18 (Tax Key Number 799- 998-0001), zoned R-6 Suburban Single-Family Residence District.

Set upcoming meeting dates

1. **July 28, 2005**
2. **August 11, 2005**
3. **August 25, 2005**

ADJOURNMENT

K. No action needed; none taken.

Comments for Applicant:

1. Concerns about dividing the lots into smaller lots
2. Do not like big doors facing STH 100
3. Consider a berm with a lot of landscaping facing STH 100
4. Fear traffic buildup onto Speedway Drive from the car wash
5. Would like to see an overall plan for the Menard's site
6. Good fit for area but not for this site
7. The building should have a lot of brick with 4 sided architecture

L. No action needed; none taken.

Comments for Applicant:

1. Fits area
2. Neighbors have no concerns
3. Possible cross-access with veterinary clinic, with possibly one entrance for both uses
4. Looking to extend water to area and can share costs with the veterinary clinic
5. Similar to neighboring uses
6. Good asset to the community

M. Commissioner Bennett moved and Alderman Skowronski seconded to approve the Temporary Use as requested. Upon voice vote, all voted 'aye'. Motion carried.

N. Alderman Skowronski moved and Commissioner Bennett seconded to approve the monument sign as presented. Upon voice vote, all voted 'aye'. Motion carried.

O. Commissioner Hanneman moved and Alderman Skowronski seconded to recommend the Common Council not approve a Conservation Easement for Tuckaway Grove Condominiums as there is no existing pending application for a Condominium Plat. Upon voice vote, all voted 'aye'. Motion carried.

P. Commissioner Ritter and Alderman Skowronski seconded to set the July and August dates, in lieu of the scheduled dates for regular Plan Commission meetings. Upon voice vote, all voted 'aye'. Motion carried.

V. Alderman Skowronski moved and Commissioner Bennett seconded to adjourn the regular meeting of the Plan Commission for July 14, 2005. Upon voice vote, all voted 'aye'. Motion carried. The meeting was adjourned at 10:13 p.m.